

SMALL HOMES FAVORED BY LOCAL BUYERS.



SCORES OF HANDSOME BUNGALOWS BUILDING IN NORTHEAST SECTION HAVE ALL CONVENIENCES OF LARGER HOUSES, WITH THE COMPACTNESS OF THIS TYPE OF CONSTRUCTION.

BUNGALOW TYPE HOUSES
IN INCREASING DEMAND

Compact Little Homes, Brought East From the Coast, Admirably Suited to Requirements of Small Families.

When, not so many years ago, the first of the real California type of bungalows were built in the District of Columbia, builders, real estate men and householders all joined in the assertion that the compact little homes never would prove popular in this section.

"They probably are all right in California," the wisecracker said, "where the climate is milder, the winters aren't really winters at all, and the summers are not as hot as they often are here, but they will never go with people in this part of the country."

But the first of the bungalow type of residences, built about nine or ten years ago, were sold almost before they were completed. Then others were built and sold as quickly, and presently builders began to awaken to the fact that bungalow homes were meeting a very real demand in and about Washington. This spring an operation which, when completed, will number close to 150 bungalows, is in progress in the northeast section of Washington, while in other parts of the District and contiguous territory scores upon scores of the little homes are being built.

Original objectors to the bungalow type of residence for this part of the country overlooked the fact that the bungalow originated in India, where the summers are incomparably hotter than they ever are here. The objectors also overlooked the fact that changes in construction which would make walls thicker and more substantial would readily overcome winter's cold, and that changes in interior arrangement, eliminating much of the openness of the California bungalow, would make the homes easier to heat.

Builders learned all of these things, and adopted the outline of the bungalow, making such structural changes as would adapt the style to climatic conditions. The result has been that bungalows are today among the most popular types of detached residences, and that each spring sees more and more of them built in and around the National Capital. In California, naturally, the bungalow is built almost wholly of lumber. In this part of the country, however, other materials have been adopted for bungalow construction. For example, at the corner

of 16th and Irving streets northeast a bungalow operation is practically completed in which the materials are hollow tile, with brick fronts, displaying a rug effect in tapestry brick. These bungalows contain six rooms and bath, and have capacious open fireplaces in the big, low-ceiled living rooms.

Other bungalows on Kearney street between 15th and 16th streets northeast conform more closely to the outward appearance of the genuine California timber-built bungalows. These, also, have six rooms and bath, with big living rooms and big, comfortable looking practical open fireplaces.

More pretentious are the bungalows nearing completion on Monroe street between 15th and 16th streets northeast. Besides the open fireplaces these homes have modern hot-water heating systems, and are equipped with built-in refrigerators, icing either from inside or outside the house. The bungalows are set back in lots that give them an eighteen-foot parking.

The largest bungalow operation in the District is at 12th street and Rhode Island avenue northeast, where two entire squares are being built up chiefly with this type of homes. When the operation is completed, it is stated by the builders, it will comprise close to 150 bungalows and small detached homes.

These bungalows vary from five to eight rooms, the latter having two complete baths, while the smaller sized ones, naturally, get along with a single bath. Hot-water heat, open fireplaces, comparatively large grounds, plenty of shade, and, above all, the compact, handy style of construction peculiar to the bungalow type and other types that have been evolved from combinations of the bungalow and two-story cottage forms of residences make these little homes exceedingly attractive, while the range of prices, from around \$3,700 upward to between \$5,000 and \$6,000, places them within the reach of would-be home owners, whose tastes do not run to the highly expensive propositions closer in.

Besides these bungalow operations within the boundaries of the District of Columbia, entire subdivisions in nearby suburbs are building up with handsome little bungalow homes. In nearby Maryland and Virginia, within half an hour's trolley ride of the heart of the city, may be found a score or more of these

bungalow villages, with others projected or in course of construction. All of which seems pretty thoroughly to refute the assertions made by objectors less than ten years ago that bungalows wouldn't do for this part of the country and that they never would prove popular with Washington people, even if they were built, because bungalows didn't have upstairs living rooms and English basements.

GET THE UNSIGHTLY
VACANT LOT CLEANED

Sound Common Sense in Having Un-
used Property Present an At-
tractive Appearance.

Have you a lot or a block of lots you wish to put on the market the coming season? Are they rough? Are they weedy or brushy? Have they been made more or less of a dumping ground for the past years? If so, you will have two chances to one of selling them if you take the trouble to put them into sale shape, says the Minneapolis Journal.

A wise man selling a horse would see to it that the animal was in good flesh and good coat before putting him in the sale stable. Any grocer knows that he can sell more goods if his wares are

attractive to the eyes of the prospective customer. No merchant will risk his sales to the imagination of the customer.

The average buyer of a city lot is not gifted with a rosy, constructive imagination. He cannot make a mental picture of a beautiful home grounds out of a rough and ragged vacant lot. In selling anything, from a pair of trousers to a city lot, the salesman should have the help of good looks in his goods in order to make a quick and profitable sale.

It costs little to put the average open, vacant city lot into sale form. If but the front third of the lot were smoothed, grassed, clipped regularly and one dooryard tree properly planted and kept, the lot would have two chances of a sale where it otherwise would have but one.

You may add this little expense to the sale price, if you like, and it will not hinder the sale. If you put your rough property into an agent's hands you should not be disappointed if it is left lying at the season's end, or if the

agent is obliged to shade the price to cover the ugliness of the lot.

Fire Engine Damaged in Skidding.

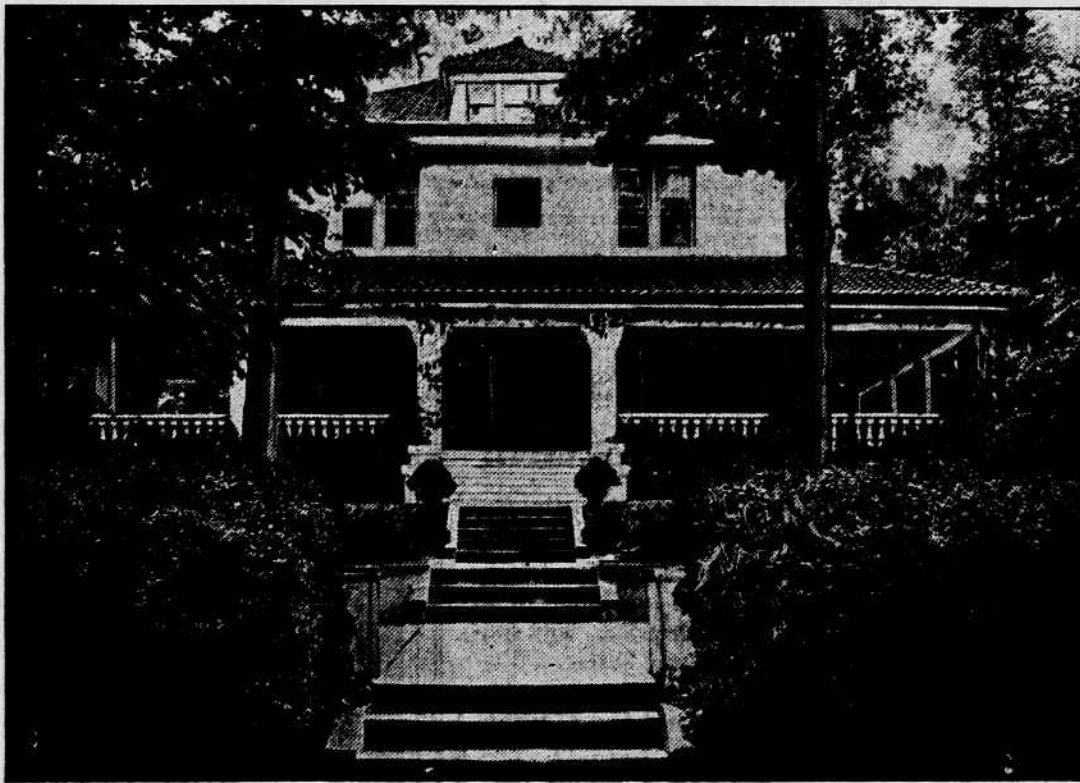
While responding to a false alarm of fire last night No. 3 engine skidded in front of 221 E street northeast, broke a tree and damaged the iron fence in front of the parking. The engine was put out of commission, and Private William Toy received a slight injury.

For Lease

Or

For Sale

This Beautifully Furnished, Magnificent Home



4817 Blagden Avenue (Just Off 16th Street)

Comprising 10 large rooms, artistically decorated and furnished; 3 baths; servants' rooms; garage for two machines; concrete and hollow tile construction (thoroughly fireproof).
Over 41,000 square feet of beautiful shade lawn, shrubbery, flowers and fountain.

Write for Particulars or Appointment to Inspect.

ALONZO O. BLISS PROPERTIES

Phone Lincoln 1860, 35 B St. N.W.

Inspect Tonight or
Sunday

Attractive homes with terraced fronts—exceptionally low price—
an inspection will convince you that these homes cannot be duplicated for the money.

Place N.W.
Overlooking Soldiers' Home Park. Six all outside rooms, tile bath, large sleeping porch, reinforced concrete front porch, cellar under entire house, hot-water heat, etc.

Small Cash Payment.
Balance Monthly.

\$3,775

Sample House Open Daily and Sunday Until 9 P.M.

422 Kenyon Street N.W.
Take any 9th street car to Kenyon street, walk east to sample house.

Sold Exclusively by Owner and Builder.
Phone Col. 4912 for Auto Service.

INSPECT SUNDAY—Brookland, D. C., Bungalows



1505 and 1507 Monroe Street N.E.

Take Brookland Car to 12th and Monroe Streets—Walk East to Property

Lots 50x125
Gas and Electricity
6 rooms and bath

Open fireplace
Built-in Refrigerator
Ice from the outside

Gas range
Hot-water heat
Cellar

Laundry tubs in cellar
Paved sidewalks
Water and sewer

CONVENIENT TERMS ARRANGED

10 Feet of Fine Parking in Addition to the Actual 125 Feet.

Open and Lighted Until 9 P.M. Daily

W. P. McDOWELL

N. 7759

Rent Problem Solved!
Homes That We've Built for
Those of Moderate Circumstances

THERE have been hundreds of homes sold—in this section to former rent payers. Having recognized the fact that it costs very little more than rent to own their home, they have become satisfied purchasers. The earlier the start the better—as later on it becomes much easier.

Buying a Home With Your Rent Money
Provides Easier Times Later On

Modern New Homes Within Your Reach
Sample House, 1310 D St. S.E.

Six large, all-outside rooms, tile baths—up-to-date in every particular—convenient to two car lines, beautiful Lincoln Park, public school, navy yard, etc.

Price, \$2,875 Easy Monthly Payments
\$25 per Month, Including
Interest and Principal.

How to get there—Take Capital Traction cars to 13th st. southeast, walk two squares north, or Lincoln Park cars to 13th st.—walk 3 short squares south—to sample house.

SALESMAN ON PREMISES

Were You in the Preparedness Parade
Last Sunday
of
Prospective Buyers
at

If not, come out tomorrow and let us show you the only thoroughly improved suburb of this city, where large double lots—50x135 feet—can be bought for \$675—on easy terms.

Special discounts are made to home builders.

Take the Alexandria cars at 12th and Pennsylvania avenue and get off at our own brick station on the property, where you will find every modern convenience for your comfort.

If you drive down, go over the Highway Bridge, the Military road and the new Mount Vernon Boulevard, and turn left at our sign.

Telephone
Main 814



Office
626
Southern Bldg.

Preparedness Today Means Security in the Years to Come.

BUY NOW

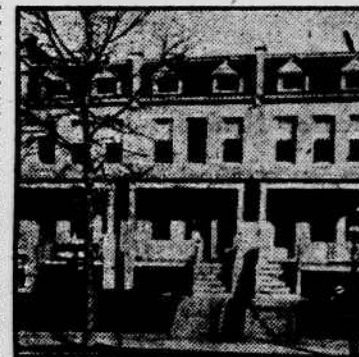
Inspect Tonight
or Sunday
3000 R St. N.W.

Handsome Corner

Unusual arrangement, for keeping automobile. This is a distinctive feature of this home.

Also 3002-4 R St.

Open Daily and Sunday Until 9 P.M.



Six large rooms. Tile bath. Extra large porches, front and rear. Hot-water heat. Electric lights. Parquet flooring. This is an unusual opportunity. As the cost of labor and building material has been largely increased since these houses were started, we will not be able to duplicate them at this price. Buy now and save money.

Take any F st. car marked Georgetown to 30th st.; walk two short squares to property, or phone for our auto service, Main 908-909.

\$300 Cash, Balance Monthly

H. R. Kowenstein Co.

1314 F ST. N.W. or 7TH AND H STS. N.E.

COTTAGE CITY, MD.
A CITY OF BUNGALOWS

Located just a few minutes' walk past the District line on the famous Lincoln Highway (Washington and Baltimore Automobile Boulevard). Gretna electric cars transfer at 15th and H streets northeast, giving you a 20-minute schedule to the heart of shopping district and Government Dept.



Granolithic Sidewalks—Beautiful Shade Trees

Terms: \$150.00 Cash \$2,800 \$25.00 Monthly
—Including Interest

Brief Description: Real open stone fireplace; electric lights, gas, excellent water, bath, cellar, medicine chest, side oven gas range, lots 45x137 ft., front porch full width of bungalow, electric lighted.

How to Get There: Take City and Suburban line, get off Hill street and Brentwood; walk 1 1/2 squares east to property, or H street line, transfer 15th and H streets N.E., to Gretna car line; which goes directly to Cottage City. Or stop at office, 34th street near station Mount Rainier and bookkeeper will take you to property.

Chas. M. Lightbown Owner and Builder
Phone Hyattsville 133-W.

YOU MUST SEE

These New Semi-Detached Homes

In Brookland—Before Buying

Nos. 1232 and 1234 Randolph Street

Price, \$4,875

Terms

Description—Steel construction; front and rear porches; sleeping porch; large yards; lot, 30x150. Main floor—Hall, living room, dining room, pantry and kitchen, with side-oven gas range. Hardwood trim. Second floor—cheerful bedrooms and tiled bath; large closets; white enamel and 4 mahogany finish. Attic. Hudson's vacuum heat. Beautiful electric fixtures. Elaborate decorations.
To inspect, take Brookland car and get off at Randolph street. Walk one-half square east to house.
Phone, Main 10—Columbia, 1283.

W. C. ALLARD
OWNER AND BUILDER,
707 G Street N.W.